

STAFFORD COUNTY SCHOOL BOARD

Agenda Consideration

TOPIC: Land Acquisition: HS2009

ITEM NO.: 9D

PREPARED BY: Scott Horan,
Executive Director,
Planning & Construction

MEETING: January 24, 2006
ACTION DATE: January 24, 2006

Andre' A. Nougaret,
Assistant Superintendent
for Support Services

ACTION REQUESTED BY THE SUPERINTENDENT: That the School Board approve a land contract for the acquisition of 96 +/- acres in the amount of \$4.2M for HS2009

KEY POINTS:

1. On January 4, 2006 staff briefed the School Board and several members of the Board of Supervisors (closed session) on land acquisition for HS2009. Six (6) options were presented and as a result of the briefing, the School Board directed staff to actively pursue acquiring 96 +/- acres for HS2009 from a landowner located in the Leeland Station area of Stafford County.
2. The site on which the 96 +/- acres is located is in Falmouth Magisterial District, is roughly 181 acres in size and zoned A-1. Staff is recommending SCPS acquire 96 +/- acres of the 181 acres available for sale. The site is located outside the current Stafford County Urban Growth Boundary and will require the County's Comprehensive Plan to be amended to allow County water and sewer access to the site.
3. On January 9, 2006 staff met with the landowners and their attorney. Bruce Christman from ReedSmith LLP also attended as legal council for Stafford County Public Schools (SCPS). During the meeting staff outlined that portion of land the School Board was interested in acquiring (roughly 96 +/- acres). The landowners were in agreement to selling this area of the farm while retaining the residual for its current use. At the conclusion of the meeting the landowners presented staff with a selling price of \$4.2M for the 96 +/- acres or \$43,750 per acre.
4. ReedSmith LLP developed a draft land purchase contract (copy provided in sealed envelope) to be presented to the landowner and their attorney upon approval by the School Board. Contract stipulates a study period for SCPS to initiate land feasibility investigation to include wetlands delineation, environmental assessment, traffic study

and archeological investigation. The contract will allow SCPS to cancel the contract if the land feasibility investigation identifies any issues that would prevent SCPS from pursuing plans to develop the site for HS2009. The following is an estimated timeline for actions associated with the procurement of the 96 +/- acres:

- Initiate Land Purchasing Contract	January 5, 2006
- Initiate Land Appraisal	January 5, 2006
- Initiate Land Feasibility Study	January 5, 2006
- Obtain approval from School Board	January 24, 2006
- Sign Contract w/Landowners	January 25 – 30, 2006
- Complete Land Appraisal	February 16, 2006
- Initiate Design	February 20 – 24, 2006
- Submit Comp Plan Amendment	March 15, 2006
- Complete Land Feasibility Study	April 15, 2006
- Close on Land Purchase	June, 2006

5. On January 5, 2006 staff initiated a site feasibility fee request effort and a land appraisal.

6. Funding for HS2009 land acquisition is identified in the FY06 Spring VPSA Bond Sale to be presented to the School Board at the January 24, 2006 School Board meeting.

7. If approved by the School Board a land purchase contract will be entered into between SCPS and the landowners in late January 2006 with a planned closing date for early June 2006.

SCHOOL BOARD GOAL: #5 - Provide facilities that promote student learning and community support

#7 - Provide school environments where teachers are safe to teach and students are safe to learn.

FUNDING SOURCE: VPSA – HS2009 or other Stafford County Funding

AUTHORIZATION REFERENCE: N/A